

**Minutes for Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, April 16, 2015**

**The Chair called the meeting to order at 7:05pm.**

**Roll Call: Present: Dinna Finnegan, Lucien Benoit, Scott Lentz, Dean Naylor, David Punchak, Gary**

**Palardy. Also in attendance were Town Planner Robert Ericson and Assistant Planner Bobbi Moneghan,**

**Town Solicitor David Iglioizzi. Cynthia Roberts arrived at 7:08pm.**

**Disclosure:**

**Dr. Benoit made a motion to move item # 3 Disclosure to item # 2, Gary Palardy seconded the motion,**

**all were in favor (5 – 0). Dr. Benoit stated he is an abutter to Narragansett Improvement's proposed**

**development. He didn't think he needed to recuse himself tonight due to the fact this was a presentation**

**of historical fact. If and when this matter comes before us again, Dr. Benoit will recuse himself, Dr.**

**Benoit asked Attorney Iglioizzi if this was correct. Attorney Iglioizzi stated there was no problem, but if**

**this went to executive session it should be disclosed.**

**Meeting with Judge Frank Williams: Discussion of the Narragansett Improvement Settlement**

**Agreement with former Rhode Island Supreme Court Chief Justice Williams. Chairman Naylor**

introduced and welcomed Judge Williams. Judge Williams asked if this was executive session. If your going to hear from your lawyers, it's a private meeting. Due to the fact that executive session was not listed on the agenda, this matter cannot be heard and will have to be continued to a later date. The date of May 7th was agreed on by all parties. A motion to move this section to May 7 for executive session was made by Scott Lentz seconded by Mr. Palardy, all in favor (5 – 0). Minutes: The April 2, 2015 minutes were not completed in time for the packet. Mr. Ericson gave Chair Naylor a copy of the minutes for the record, because they need to be completed by the next meeting.

Chairman Naylor stated the board requires one week's notice to review the minutes so we will not be acting on them tonight.

Site Plan Review: Wide World of Indoor Sports with public hearing (following Major Subdivision process)

Applicant: ATM Development LLC

Location: 621 Pound Hill Rd

Assessor's Plan 8 Lot 299

Zoning: Manufacturing (M)

Discussion, vote or other action by the Planning Board

Attorney Chris O'Connor stated he was here on behalf of Wide World of Indoor Sports (WWIS) for

preliminary plan approval for an addition to the existing building. Attorney O'Connor stated that when before the Planning Board on March 12, 2015, the Planning Board requested that they go before the Zoning Board of Review (ZBR) for a special use permit. That meeting was held on March 24, 2015 where they were granted the Special Use Permit unanimously. This brings Wide World of Indoor Sports back before the Planning Board for review and approval of the preliminary plan. Mr. Casali prepared to make a brief PowerPoint presentation.

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Chairman Naylor asked Mr. Ericson if there were any conditions that were attached to the Master Plan.

Mr. Ericson stated that Wide World of Indoor Sports was required to go before the Zoning Board of Review for a modification of the Special Use Permit, add striped lines for traffic flow, add a stop sign and provide an opaque buffer to meet the requirements for having a residential use on one side and commercial use on the other side. Diane Soule is the Registered Landscape Architect.

Mr. Joe Casali, engineer for Wide World of Indoor Sports, stated that they are requesting approximately an additional 16,000 sq ft added to the already existing approximate 68,000 sq ft building. There will

also be 86 additional parking spaces. In terms of stipulations from planning, both signage and striping, double yellow lines, stop bar and stop sign were added. Permitting: They have filed with DEM and expect approval within 2 weeks. On March 24, they received a special use permit. They are before the board tonight looking for preliminary plan approval. Ms. Finnegan is concerned with the landscaping, that it won't provide enough of a buffer for the residential side. Mr. Casali stated the reason for the choice of landscaping was due to the town canopy requirements. The applicant is not adverse to whatever is suggested for trees.

Ms. Finnegan stated the curb cut still exists where the old driveway was. Why isn't that curb replaced?

The asphalt should be removed. Dan Fawcett, one of the owners of WWIS, stated that the driveway has been graded and seeded. Mr. O'Connor stated that if the curb needed to be closed, a permit would be required from the state Department of Transportation. Mr. Punchak stated the proposed retaining wall will be ugly. Mr. Casali said they were limited by the proximity to the lot line.

Mr. Casali stated that the water and sewer come from different easements. The fire protection will be extended over to protect the new building. Mr. Naylor asked if the

entrance to the rear of the building is primarily for emergency access. There should be signage or striping that there be no parking. Chairman Naylor questioned the ledge having to be removed. Will there be blasting? Mr. O'Connor reserves the right to file for a blasting permit. The ledge needs to be tested to see what they are dealing with.

Chairman Naylor asked if there will be pre-blast surveys done. Mr. O'Connor stated it would definitely be recommended as it protects both parties, that will be decided by the State Fire Marshall.

Chairman Naylor opened the public hearing at 7:46 pm for anyone with questions on this application.

There were no comments or questions, Dr. Benoit made a motion to close the public hearing at 7:48 pm,

Mr. Palardy seconded the motion, all in favor (5-0)

Dr. Benoit made a motion to approve the Wide World of Indoor Sports site plan review, applicant: ATM

Development LLC, location: 621 Pound Hill Rd, Assessor's Plat 8 Lot 299, Plan dated 3/26/15, Zoning:

Manufacturing (M) with the following conditions:

1. fence on retaining wall
2. opaque buffer facing the residential zone
3. signage for fire access
4. blasting permit not to exceed 3 months duration
5. DEM permits required

**6. final plan may be approved administratively**

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**Mr. Palardy seconded and a roll call vote was taken. Yes: Ms. Roberts, Mr. Palardy, Dr. Benoit, Mr.**

**Lentz, Chairman Naylor. No: none. The motion passed 5 – 0.**

**Dr. Benoit made a motion for a 5 minute recess, seconded by Mr. Palardy, all in favor (5-0)**

**Chairman Naylor called the meeting back to order at 8:00 pm**

**Ad Hoc Ordinance Review Committee: Election of a member to represent the Planning Board. Dr.**

**Benoit nominated Mr. Lentz. There were no other nominations, so Chairman Naylor cast one vote for Mr. Lentz.**

**Land Development & Subdivision Regulations: Discussion of potential amendments regarding**

**streets, driveways, application content, checklists and enforcement.**

**Chairman Naylor asked if these**

**were the corrections discussed previously. Mr. Ericson stated they were, the main issue was how we**

**issued citations in accordance with state law; Attorney Igliozi is working on that. There is also the issue**

**of what information we want on the plans. For major land developments and subdivisions, should they**

**be tied into the nearest state marker? Mr. Ericson recommends it, but it can be a lot of work. Should**

**CAD files be submitted with application?**

Mr. Lentz questioned the Technical Review Committee; it had been discussed that it should be the Advisory Review Committee, Mr. Ericson will make that change. Mr. Palardy questioned the Driveway definition. Can a driveway connect to more than one street? Mr. Ericson said yes. Mr. Palardy believes that is not clear in the definition.

Dr. Benoit had to leave at 8:31 pm.

Comprehensive Plan Workshop: Concepts of economic development. Mr. Ericson stated his understanding of economic development is the predictability and quality of review to help create a brand. We could have a web page about commercial and industrial innovation in town. Mr. Palardy does not believe it is the Planning Board's job to create a brand. Suggestions will be included in the Comprehensive Plan. Any further ideas should be submitted to Mr. Ericson for further discussion. Ms.

Roberts asked if there were any plans for a bike path in North Smithfield. Mr. Ericson stated there were plans along the Blackstone River in Meadows Park, and the Town had a bike map.

Planning Update: Summary of new developments with the Comprehensive Plan, public facilities, new commercial and manufacturing projects, infrastructure projects, applications in the pipeline, BRV

Heritage Corridor projects, energy projects, and meetings schedule. Mr. Ericson noted that Dr. Benoit wrote to the Valley Breeze editor about the cost of lawyers for the Narragansett Improvement settlement.

Mr. Lentz asked if there was some background information on this for several board members that are not familiar with the Narragansett Improvement case history, because that would be helpful when Judge Williams returns on May 7. Mr. Naylor and Dr. Benoit said it was best not to know the history, and any application should be reviewed on its merits.

Mr. Ericson noted that Mr. Simonelli took down the old house on Providence Pike, leaving only the chimney, which will be taken down today, April 16. The barn will be deconstructed for the wood. Mr.

Ericson stated Solarize RI found out RGS processed some sites that they knew would not qualify for

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state grants. The town is working to get full deposits back to home owners in a timely way.

Adjournment: Mr. Palardy made a motion to adjourn at 9:20 pm, Mr. Lentz seconded, all in favor

(5 – 0)

Submitted by Kris Fanning on April 21, 2015

Approved by the Planning Board on July 16, 2015